



TOWN OF HAVERSTRAW
HOWARD T. PHILLIPS, JR.
Supervisor

ISIDRO CANCEL
RALPH W. KIRSCHKEL
Councilmen

MICHAEL J. GAMBOLI
Director of Finance

VINCENT J. GAMBOLI
JOHNNY ORTIZ
Councilmen

WILLIAM M. STEIN
Town Attorney

APPLICATION INFORMATION SHEET

1. Applicant Identification:

Town of Haverstraw
One Rosman Road
Garnerville, NY 10923

2. URL Website:

www.townofhaverstraw.org

3. Funding Requested:

- a. Brownfield Grant Type: Brownfield Cleanup Grant
- b. Federal Funds Requested = \$3,643,674

4. Location:

Town: Haverstraw
County: Rockland
State: New York

5. Target Areas and Priority Site Information:

Letchworth Village, Letchworth Village Rd. Haverstraw, NY 10984

6. Contacts

- a. Project Director:



TOWN OF HAVERSTRAW

Michael Gamboli
 One Rosman Road
 Garnerville, NY 10923
 845.429.2200
 mgamboli@townofhaverstraw.org

b. Chief Executive/Highest Ranking Elected Official

Howard Phillips Jr
 One Rosman Road
 Garnerville, NY 10923
 845.429.2200
 supervisor@townofhaverstraw.org

7. Population:

Target Area = 39,087

8. Other Factors (leave blank for now)

Checklist	Page #
Community Population is 15,000 or less.	NA
The applicant is, or will assist a federally recognized Indian Tribe or United States Territory	NA
The proposed site is impacted by mine-scarred land.	NA
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the remediation/reuse; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site is adjacent to a body of water (i.e. the border of the proposed site is contiguous or partially contiguous with a body of water but for a street, road or other public throughfare separating them).	NA
The proposed site is in a federally designated flood plain.	NA
The reuse of the proposed site will facilitate renewable energy from wind, solar, or geothermal energy.	2
The reuse of the priority cleanup site(s) will incorporate energy efficiency measures.	2
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	NA
The target area(s) is impacted by a coal-fired power plant that has recently closed (2015 or later) or is closing.	NA

9. Letter from State (Separate Attachment from the NYS Dept. of Environmental

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

Target Areas and Brownfields

1.a Overview of Brownfield Challenges and Description of Target Area

Haverstraw, New York (NY), a small City of 39,000, is strategically located on the west bank of the Hudson River, 35 miles north of New York City. During the late 19th and early 20th centuries, Haverstraw had 2 main industries: brickmaking and textiles. Due to the rich clay deposits along the Hudson River, Haverstraw became the “Brickmaking Capital.” By the 1990s 40 brickyards supplying two-thirds of the bricks used to build New York City and employing thousands. The textile was dominated by one large, central operation, Rockland Print Works, which was a major employer and a cornerstone of the local economy which employed 800 people. The factory played a crucial role during both World War I and World War II, reopening in 1934 (after suffering during the Great Depression) to produce uniforms for American soldiers. However by the mid-1900s, the Haverstraw brick making industry collapsed as builders shifted toward lighter and more versatile materials like concrete, steel, aluminum, and glass; clay deposits were exhausted, forcing manufacturers to use expensive and risky methods like dredging under the Hudson River and building cofferdams; and the industry was flooded with cheaper European imports and competition from other U.S. regions, such as the South and Midwest, where labor was less expensive and clay was sometimes of higher quality. A further blow was the closure of Rockland Print Works in 1980, when it was unable to compete with the lower cost centers down south and overseas eliminating hundreds of jobs. With the elimination of good paying manufacturing jobs most residents are commuters driving too far away for employment. There is a persistent lack of "missing middle" housing and starter homes. West Haverstraw alone is estimated to have a shortage of approximately 60 homes, roughly 2% of its total stock, which continues to drive prices upward.

This grant will provide the key funding to clean up a site identified by Haverstraw as a priority site for redevelopment. The site’s cleanup and redevelopment will remove blight and hazardous contaminants and provide remediation and construction jobs. Once cleaned up and revitalized, permanent jobs will be created, tax revenue generated for the city and most importantly the project will serve as an example for future site development and a blueprint for public – private partnership to addressing brownfields.

The historic Letchworth Village and surrounding area is the Target Area for this proposed project. The area includes an abandoned 1,200-acre institution surrounded by areas of low-income individuals (22% poverty rate vs 13% NYS). The Town serves as the lead economic development organization and has been working to revitalize Letchworth Village to reignite the local economy and provide much needed housing for residents. However, these efforts have been impeded by the sites’ environmental barriers. Obtaining this grant will remove a barrier to the site’s redevelopment, address environmental contamination, and provide jobs and much needed housing.

1.b Description of Proposed Brownfield Site (s)

The site is a 163-acre portion of Letchworth Village which was developed in 1911 as an institution for people with intellectual disabilities. With architecture modeled after Monticello, the picturesque community was lauded as a model institution for the treatment of the developmentally disabled, a humane alternative to high-rise asylums, having been founded on several guiding principles that were revolutionary at the time. Separate living and training facilities for children, able-bodied adults, and the infirm were not to exceed two stories or house over 70 inmates. Until the 1960s, the able-bodied labored on communal farms, raising enough food and livestock to feed the entire population. Over time the institution evolved from care for the "insane, epileptics, and poor children" into a large custodial facility. By the 1950s, the Village was overflowing with 4,000 inhabitants. Due to the mistreatment of patients and financial mismanagement, the facility was closed in 1996, leaving behind many abandoned buildings known for their haunting decay and history of large-scale institutional care. Letchworth Village's closure significantly impacted Haverstraw by removing a major local

employer and transforming its landscape, leaving behind decaying, vandalized buildings but also freeing up vast acreage for potential reuse, shifting the focus from institutional care to community development, though creating challenges with abandoned properties, a historic cemetery, and the lingering legacy of past abuse and neglect, prompting debates on preserving the site as a memorial or developing it. The subject of the application includes a 163-acre area that is occupied by 16 abandoned buildings including:

Building	Use	Construction Date	Ft ²
1	Cafeteria	1919	13,984
2	Assembly Hall	1919	33,963
4	Dormitory	1915	13,984
5	Dormitory	1919	13,984
6	Dormitory	1919	13,984
7	Dormitory	1919	13,984
8	Dormitory	1919	13,984
9	Dormitory	1919	13,984
10	Dormitory	1919	13,984
11	Welfare League	1918	17,277
27	Director Residence	NA	NA
41	Hospital	1927	47,675
46	Administration	1927	15,662
47	Offices	1927	13,400
48	Officer Cottage	1927	16,452
49	Personnel	1927	16,452

Revitalization of the Target Area

1.c Reuse Strategy and Alignment with Revitalization Plans

The Town has developed a Master Plan for a 163-acre residential community on the site of Letchworth Village. The Master Plan incorporates 500 housing units in new buildings throughout the site along with recreational support facilities and approximately 35 acres of mature woodlands that will be preserved as community open space. A new community center, recreation facilities and a trail network converge at the topographic high point of the site, allowing village residents and the community to enjoy sweeping views of the surrounding landscape. Additionally, site redevelopment will facilitate renewable energy from wind, solar, or geothermal energy and energy efficiency measures, where appropriate.

1.d Outcomes and Benefits of Reuse Strategy

The proposed projects will remove blight, environmental hazards, and a threat to the area's residents, especially surrounding children that have a habit of entering vacant lots and buildings. Efforts will be made to use local construction crews/vendors for site cleanup services. No relocation of residents or businesses is planned since the site is vacant; rather, living conditions and opportunities for surrounding sensitive populations will be improved. The construction of the 500 condominiums, town houses and single-family homes on the site, estimated to be \$400M-\$500M will clean-up a vacant contaminated site, blight and environmental hazards will be removed; surrounding property increased by an estimated 5% to 15%; an estimated 515 constructions jobs will be created in 5 years. This redevelopment not only reverses decades of environmental neglect but also reduces urban sprawl by preserving Greenfields and provides a sustainable stream of revenue to fund essential public services for residents of Haverstraw.

During site investigation/remediation green investigation and remediation principles will be used. Also Haverstraw follows the Energy Conservation Construction Code of New York State

(ECCCNYS), which mandates significant energy efficiency (insulation, walls, HVAC, lighting) for new/renovated buildings, and while not always requiring on-site solar, it pushes towards renewable energy by allowing options like solar readiness or even requiring solar. In alignment with the EPA’s 5 Pillar initiative, the project will help to ensure that there are clean air, land, and water for the area’s residents. Additionally, during the project, Haverstraw will engage in cross agency partnerships including NYSDEC, NYS Department of Health, EPA, local agencies, and communities to name a few.

Strategy for Leveraging Resources

1.e Resources Needed for Site Characterization

No added resources are needed to further characterize the site for remediation.

1.f Resources Needed for Site Remediation

The site’s remediation is critical to support the reuse strategy. The \$3,643,674 EPA Cleanup Grant funding will provide 50% of the required funding to prepare the site for reuse. The additional funding will be secured by private parties to complete the remediation.

1.g Resources Needed for Site Reuse

Secured and sought funding sources are noted below.

Name of Resource	Is the Resource for (1.e) Assessment, (1.f) Remediation or (1.g) Reuse Activities	Secured or unsecured	Additional Details or Information about Resource
NYS Empire State Development NY Forward	Reuse	Unsecured	Funds for design and installation of infrastructure to support the project. Application will be submitted summer/fall 2026.
NYS Homes and Community Renewal Housing Acceleration Fund,	Reuse	Unsecured	Low-cost, subordinate construction financing to accelerate the production of housing. Application will be submitted summer/fall 2026

1.h. Use of Existing Infrastructure

A comprehensive public and private infrastructure system is available throughout the TA, including water, storm sewer, sanitary sewer, gas, electric, telecommunications, fiber optic cable, and sidewalks. A review of the site’s infrastructure, conducted during development of the site Master Plan, reported that it dates back to the early 1900s construction with several upgrades. As such the site’s infrastructure is antiquated and will require upgrades to meet the need of the proposed development. Haverstraw will apply to NYS Forward to obtain funding to update the required infrastructure (sewer, water, gas) as part of this revitalization project.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

Community Need

2.a. The Community's Need for Funding

Financial stress in Haverstraw, NY, involves significant issues like high property taxes, loss of tax revenue, strained infrastructure and services and state-imposed tax cap. Haverstraw has some of the highest tax rates in the nation as evidenced by its high tax rate compared to NY (9.36% vs. 1.2% NYS). This high tax rate is further exacerbated by the dramatic decrease in property tax payments from the Bowline Power Plant following deregulation and legal assessments. Revenue from Bowlines dropped from approximately \$45 million to just \$3 million, placing a significant burden on other taxpayers to compensate for the lost funds. Also, Haverstraw's population density creates a higher demand for local services, including police and emergency medical responders; insurance; school funding; traffic management and parking; and general infrastructure maintenance, such as roads and sewer systems. In summary Haverstraw is not able to fund the site clean-up due to stretched budgets which are further impacted by NYS's 2% tax cap on local governments, which limits their ability to significantly increase property tax revenues to meet rising costs, even as expenses for items like employee healthcare and pensions increase at a faster rate.

2.b. Health and Welfare of Sensitive Populations

A review of available town of Haverstraw Health Equity Report prepared by the NYS Department of Health noted low-income, children under 5 and pregnant women are disproportionately within the TA and are adversely impacted by the following elevated adverse health and welfare issues:

- Birth defects per 10,000 births- 334 Rockland County (RC) vs 287 NYS.
- Maternal mortality rate per 100k births- 32.5 RC vs 21.3
- Low birth weight per 1,000 births- 8.5 RC vs 5.5 NYS.
- Opioid hospitalization per 100k - 305 Haverstraw vs. 213 RC
- Asthma – Emergency Department Visits per 100k- 24.4 Haverstraw vs 13.5 NYS

Many of these health and welfare conditions can be attributed to the sensitive populations' poor living conditions and daily exposure to environmental contaminants and blight. Remediating and redeveloping the site will provide a critical pathway to improving the physical, mental, and economic health of sensitive populations. Addressing Letchworth Village will prepare the site for the noted housing redevelopment and will remove hazardous substances (i.e. asbestos, lead paint, mold) and blight, provide healthier living conditions (improved housing) create jobs to combat poverty and high opioid hospitalizations, increase tax revenue to assist a cash strapped city, increase surrounding property value and provide economic vitality. This improvement will also alleviate depression by removing blight and providing a positive impact.

2.c. Greater-than-Normal Incidence of Disease and Adverse Health Conditions

Although specific health and welfare data is not available for Haverstraw, the NYS Department of Health Community Health Report (CHIR), noted TA residents suffer disproportionately from asthma (52.3 vs 40.9 NYS per 100k) (birth defects (309.3 vs. 287.0 NYS per 10k live births) and Incidence of Cancer 521.7 vs 466.8 RC per 100k). In addition, HCIR reported that TA residents also suffer disproportionately from the following greater than normal incidence of disease and adverse health conditions:

- Asbestos-related mortality rate per 100,000 - 3.5 vs 1 NYS
- Age adjusted Breast Cancer - 41.8% vs 40.6% NYS.
- Cervical Cancer incidence per 100k - 7.1% vs 6.8% NYS
- Heart attack mortality rate - 33.2% vs 20.7% NYS

- Age adjusted lip cancer 36% vs 35% - NYS.

Site cleanup will eliminate the public exposure to asbestos, lead paint, and mold in the site’s dilapidated buildings, soils and potential dust. Eliminating these contaminants will potentially reduce the surrounding residents’ high incidence of asbestos related mortality, cancer and heart attack mortality, as well increase the public’s life expectancy.

2.d Economically Impoverished/Disproportionately Impacted Populations

The target area is shouldering the burden of the past industrial productivity of the US, and subsequent decline. There is one superfund site in Haverstraw (Haverstraw Landfill) and numerous state superfund and brownfield sites which have exposed the residents and important ecological resources (Hudson River and tributaries) to pollution for decades of contamination (metals, VOCs, PAHs) contributing to the noted greater than normal incidence of disease and adverse health conditions. Eliminating asbestos exposure will have profound public health benefits including reduction in rates of Mesothelioma, (Cancer of the lining of the lungs and other organs), Lung Cancer and Asbestosis. Rockland County’s asbestos-related mortality rate is 3.5 per 100,000 people. While this is higher than the national mesothelioma-specific death rate (approx. 0.8 to 1.0 per 100,000). It is important to note that the 3.5 figure for Rockland County includes *all* asbestos-related deaths (including asbestosis and asbestos-related lung cancer). In addition, the site redevelopment will create housing to reduce the TA’s significant housing stress and create construction and permanent jobs and encourage additional investment. Also, increased tax revenue generated by the site will assist in alleviating the city’s financial strain and allow the city to eliminate tax increases.

Community Engagement

2.e. Project Involvement and 2.f Project Roles

The table below identifies community partners that will be involved and will aid in project performance. These partners and their participation in the project are viewed as key to a successful brownfield program, particularly in community outreach. Haverstraw’s discussions with these partners have all met with strong affirmation of the importance of addressing this site.

Entity Name/Mission	Point of Contact (name, email, phone)	Specific role in the project
Catholic Charities of Rockland County/assist sensitive populations with addressing their food, shelter, and emergency needs.	Daniel Eudene 845-942-5791 getinfo@crockland.org	Will assist with community outreach and provide input on site cleanup and reuse
Rockland Housing Action Coalition, Inc. provides cost-effective housing for income eligible families and active adults in Rockland County	Bert Hughes, President 845-708-5788	Will assist with community outreach and provide input on site cleanup and reuse.
Workforce Development Board of Rockland County readies individuals for employment with marketable skills and industry credentials	Shannon Hargrove, Director 845-770-2900 x3550 schargrove@rboces.org	Participating in identification of workers and job training opportunities.
BRIDGES/community-based peer-driven, cross-disability, not-for-profit organization dedicated to advocacy and leadership on behalf of people with disabilities.	Carlos Martinez, LMSW – CEO/Executive Director	Will assist with community outreach and provide input on site cleanup and reuse

Haverstraw Planning Board/ oversee project	Annette Hendrie Haverstraw Planner (845) 429-2200 atorres@townofhaverstraw.org	Conduct public meetings to obtain public input and provide meeting space.
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2.g. Incorporating Community Input

Haverstraw will prepare a Community Involvement Plan to ensure public comments are received and addressed. Public outreach meetings will be held at the following milestones- once the site remediation plan is complete but prior to submission the NYSDEC to obtain public comments: two weeks prior to site work to inform the public of site activities, once cleanup is completed. Outreach events, open to the public, will be posted at community locations (libraries, community centers, etc.) and on the city and partner websites, social media and newspapers ensuring that the entire community has an opportunity to provide input. Personal invitations will be sent to residents directly affected (i.e., adjacent properties), neighborhood groups, lenders, area businesses, and developers to maximize stakeholder engagement. Haverstraw has already begun engaging target area residents, business owners, and community advocates to solicit their input regarding the project. Haverstraw staff will maintain outreach efforts (how advertised), event presentation, event attendance lists, and response to public comments. As the project progresses, Haverstraw will involve stakeholders in the decision-making process regarding site cleanup and reuse plans. With the stakeholders’ input, Haverstraw will evaluate against their development goals and available resources, adopting feedback that feasibly meets these criteria. If asked, news releases, web postings, written materials, etc. will be available in other languages for residents whose first language is not English. Also to expand accessibility, community engagement meetings will be recorded and available on-line. To create an effective online meeting, video segments will be timestamped and linked to agendas, minutes, and supporting documentation; meeting web pages and content will be checked to ensure documents are screen-reader friendly for accessibility, and closed captioning will be used when streaming videos. Public meeting online participation tools, including conference calls for those without digital access, will be used to ask for public comment at each event. Comments submitted during meetings will be responded to immediately. Written online comments will be responded to individually and presented at the next meeting.

3.TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a. Proposed Cleanup Plan

Haverstraw will procure a qualified contractor to prepare and submit a cleanup plan for remediation of environmental hazards, and appropriate recycling or disposal of remediation waste and debris. The Plan will include the demolition of structures with Regulated Asbestos Containing Materials (RACM) left in place. Structure debris would be disposed of in a regulated landfill. In accordance with the asbestos NESHAP, demolition, handling, loading and transportation will require materials to be adequately wet and contained. All structure debris will be treated as RACM and must be handled and disposed of according to all federal, state, and local regulations. Demolition will include segregation of block, concrete, stone, and slab and other building materials that can be decontaminated/separated from the asbestos contaminated building debris such as windows, roofing, flooring, wall materials etc. Segregated materials can be reused on site as clean fill by developers to reduce transport and disposal costs and costs associated with importing fill materials that will be needed for redevelopment.

Prior to project initiation, a site-specific variance will be obtained from the governing regulatory agencies (NYS Department of Labor [NYS DOL]) and local code officials. This approach has the positive aspect of accelerating the period of abatement, demolition, and disposal.

With this proposed plan, all Asbestos Containing Material (ACM) is permanently removed. This approach is technically effective as a definitive and direct physical elimination of the contaminants available to public exposures. Follow-up inspections and maintenance will not be required.

This cleanup will require a work practice variance from various regulatory agencies. The approach requires specialized equipment readily available in the local demolition and engineering markets. The approach is utilized readily by contractors and owners; the labor and equipment to institute controls, complete the demolition, package the waste and transport to a permitted landfill if available. As noted previously, a site-specific variance will be developed and submitted to NYSDOL for review and approval to allow demolition of RACM in place, and permit segregation of recyclable materials including concrete, brick, steel, etc.

A Final Report will be prepared by the QEP that documents the work activities including, but not limited to, demolition work, site controls, contractor compliance with USEPA, NYSDOL, NYSDEC, NYSDOT, and local permit requirements, daily air monitoring results, agency visits and inspections, landfill disposal records, recycled material generated (e.g. decontaminated building materials such as slabs, block, metal) and disposition, and final air clearance results from each building upon completion.

Description of Tasks/Activities and Outputs

Task/Activity 1: Project Management and Reporting
3.b. Project Implementation: Includes: (1) Haverstraw project management and programmatic support throughout the project, including overseeing grant implementation, including financial and programmatic management to ensure compliance with the cooperative agreement, schedule and terms and conditions for the 4 year grant period, 2) Procuring QEP, air monitor and remedial contractor in accordance with Haverstraw requirements and 2 CFR200.317-326; (3) attending Brownfields conferences, and (4) completing quarterly, annual project management reports for 48 months including updates to ACRES.
3.c. Anticipated Project Schedule: This task will begin immediately upon award and will continue throughout the 4-year duration of the project. Monthly project team meetings will occur to ensure successful management of time and budget.
3.d. Task/Activity Lead: The task will be led by Supervisor Howard Phillips with assistance from the QEP.
3.e. Outputs: Quarterly reports with updated budget table (up to 16), Annual FFR reports (up to 4), Final project closeout report (1), ACRES profile updated with completion of each project element
Task/Activity 2: Community Involvement and Engagement
3.b. Project Implementation: (1) Haverstraw will work with the Community Stakeholders to ensure that all project stakeholders are afforded meaningful participation in all aspects of the cleanup and redevelopment process. Public / neighborhood meetings will be conducted on a progress or semi-annual basis. All activities will be conducted in accordance with the Approved Community implementation plan.
3.c. Anticipated Project Schedule: This task will be implemented within 3 months of the grant award and will continue through the duration of the grant period.
3.d. Task/Activity Lead: The task will be led by Supervisor Howard Phillips with assistance from the QEP.
3.e. Outputs: Community Implementation Plan, minimum of 8 community meetings, preparation, and distribution of factsheets semiannual at a minimum to be shared at public meetings in local newspapers and social media platforms.

Task/Activity 3: Planning, Cleanup, and Final Reporting

b. Project implementation: This task involves planning and implementing the remediation (demolition and disposal) of the dilapidated buildings contaminated with hazardous materials with oversight monitoring and a final report.

c. Anticipated Project Schedule: The major aspects and timeline of this cleanup include:
 Year 1 – Quarter 2 and 3 – Prepare HASP/QAPP
 Year 1 – Quarter 3 and 4 – Develop Plans: ABCA, Remedial Action Plan, Bid Documents, Conduct Community Outreach and address feedback,
 Year 2 - Quarter 1 – Solicit Bids and Select Contractor
 Year 2 - Quarter 2-4 – Complete Demolition
 Year 3 - Quarter 1-2 - Complete Reporting and Incorporate any Comments From EPA

d. Task/Activity Lead: QEP will be the lead based on subject matter expertise and experience, QEP will integrate Haverstraw.

e. Outputs: ABCA, HASP, Cleanup Plan, DOL Approved Variance, Bid and Specifications Package, Contractor Selection, Cleanup, and Final Report.

Budget Categories	Task 1: Project Mgt. and Reporting	Task 2: Community Involvement and Engagement	Task 3: Planning, Cleanup, and Final Reporting	Total
Personnel	\$50,400	\$5,040	\$0	\$55,440
Travel	\$4,090	\$0	\$0	\$4,090
Contractual	\$16,320	\$22,440	\$3,544,529	\$3,583,289
Other	\$855	\$0	\$0	\$855
Total Direct Costs	\$71,665	\$27,480	\$3,544,529	\$3,643,674
Indirect Costs	\$0	\$0	\$0	\$0
Total Budget	\$71,665	\$27,480	\$3,544,529	\$3,643,674

3.f. Cost Estimates: Project costs are presented below and summarized on the table above.

Task/Activity 1: Project Management and Reporting (\$71,665):

Personnel/Fringe Benefits: \$50,400: Programmatic Support by Haverstraw \$50,400 (480 hrs. x \$105/hr. x 1 staff); Travel Total: \$4,090 2027 National Brownfields Conference (Salt Lake City): \$1,525 (\$1,525/person x 1 person); 2029 National Brownfields Conference (Location TBD): \$1,525 (\$1,525/person x 1 person); Regional/State Brownfields Conference (Location TBD): \$1,040 (\$1,040/person x 1 Staff x 1 conferences)
Contractual Total: \$16,320; 48 monthly check-in meetings: \$8,160 (48 hrs. x \$170/hr. x 1 staff), 48 monthly compliance reporting: \$8,160 (48 hrs. x \$170/hr. x 1 staff)
Other Total: \$855; Conference Registration Fees: \$855 (\$285/person x 3 conferences x 1 Member)

Task/Activity 2: Community Involvement and Engagement (\$27,480):

Personnel/Fringe Benefits: \$5,040: Programmatic Support by Haverstraw for Community meetings (24 hrs. x \$105/hr. x 1 staff); Contractual Total: \$22,440; Prepare content, fact sheets, Attend Meetings (32 hours x \$170/hr.)

Task/Activity 3: Planning, Cleanup, and Final Reporting (\$3,544,529):

Contractual Total: \$3,544,529; \$4,529 Prepare Master QAPP/HASP (1x\$4529); \$64,529 Prepare ABCA, DOL Site Specific Variance, RAP, Bid Package, Contractor Selection (1x\$64,529), \$60,000 DOL Air Monitoring (60 days x \$1,000/day), \$3,400,000 Remediation and Disposal (1x\$3,400,000), \$20,000 Final Report (1x\$20,000), \$20,000 Final Engineering Report (1x\$20,000)

3.g. Plan to Measure and Evaluate Environmental Progress and Results

Haverstraw and the QEP will use the monthly meetings to evaluate progress and adjust actions if the schedule needs to be adjusted. Corrective actions may include holding weekly meetings or conference calls to all parties working on the grant as they occur. Haverstraw will utilize the ACRES database to report, document, and track information such as job creation, leveraged, property cleared for redevelopment, and exposure risks. These statistics will also be communicated to project partners, and the public.

4.0 PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

Programmatic Capability

4.a. and b. Organizational Structure & Description of Key Staff

Haverstraw has the organizational capacity to execute and manage the grant's programmatic, administrative, and financial requirements including experienced professionals that focus on planning and zoning, economic development, and community development. Haverstraw is overseeing state and federal grants intended to improve the quality of life for the city's residents and businesses including but not limited to federal entitlement Community Development Grant (CDBG) and FEMA as well as NYSDOT and Department of State grants. Mr. Howard Phillips, Supervisor, will serve as the primary manager of the grant and primary decision maker, and will oversee all financial matters for the grant. He has over 40 years of public administration experience starting in 1983 as Haverstraw's Director of finance. He has also served in the County legislature and has been Town Supervisor since 2002. Mr. Phillips will be assisted by:

- Michael Gamboli, Director of Finance - with over 15 years of experience administering and implementing grants, ensuring compliance with vendor acquisition policies and procedures, timely reporting, and payment application review, submission using the EPA ASAP system and completing Community Outreach.
- George Behn, Jr. - Building inspector, has over 15 years of experience implementing and overseeing projects. He will be responsible for observing the project from a construction standpoint. He fully understands the Town Building and Construction codes which make him qualified to oversee this demolition project.

4.c Acquiring Additional Resources

Administration of grant activities will be fully undertaken by Haverstraw. Haverstraw has experience in the administration of grant funds at local, state, and federal levels as noted in 4.d. below. However, Haverstraw does not have the internal capability to perform some technical aspects of the grant including completing cleanup activities. Therefore, Haverstraw intends to select qualified individuals and firms such as QEP, through a competitive process to assist with reporting, community participation, and completion of cleanup activities. Haverstraw will solicit and contract services through Haverstraw's procurement process. Haverstraw's Procurement Policies and Procedures also encourage the participation of local businesses and are posted on their website. Additionally, Haverstraw has and will procure contractors in compliance with fair and open competition requirements noted in 2 CFR Part 200 & Part 1500.

Past Performance and Accomplishments

4.d. Has Not Received an EPA Brownfields Grant but Has Received Other Federal or Non-Federal Financial Assistance Agreements

- (1) **Purpose and Accomplishments:** Commerce Chenango has not received an EPA Brownfield Grant but has received other assistance agreements which were completed on time, on budget and in compliance with regulations.

See table below:

Grant Agency	Awarded Grant \$	Date Awarded/ Completed	Purpose	Outputs	Outcomes	Accomplishments
HUD	80,000	2009	Construct community fishing pier providing ADA compliant access to Hudson River at Bowline Park. Pier extends 50 ft into Hudson River allowing access for 10 people and one spot for handicap access.	Fishing pier constructed allowing limited mobility to assess for fishing.	Individuals with limited mobility can enjoy this resource	Successfully constructed pier providing ADA with compliant access to the Hudson River.
HUD	100,000	2010	Light Bowline Park for evening and nighttime use. The project installed 10-12 new site lights. The project provided expanded use of the community resources by individuals that are employed full time.	Lighted park	Expanded and increased use of the park	Park lighting that allows for expand use

(2) Compliance with Grant Requirements: During the administration of the above-mentioned grants, meetings were held at milestones by Haverstraw and interested/invested parties to determine progress and implement necessary changes. A review was completed to determine the overall success and/or areas for improvement when the grants were concluded and were submitted to the awarding agency per grant requirements. Reporting requirements within each grant (monthly or quarterly) were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.

**Town of Haverstraw
Brownfield Cleanup Grant**

THRESHOLD CRITERIA RESPONSES

1. Applicant Eligibility

The applicant is a Town

a. Documentation of applicant eligibility if other than a city, county, state, or Tribe: e.g., resolutions, statutes, Intertribal Consortium documentation, or documentation of 501 (c)(3) tax-exempt status or qualified community development entity.

Not Applicable, (a town)

b. A Statement of 501 (c)(4) tax-exempt status and if applicable, legal opinion regarding lobbying activities.

Not Applicable, (a town)

2 Previously awarded Cleanup Grants

The proposed site has not received funding from a previously awarded EPA Brownfield cleanup grant.

3. Expenditure of Existing Multipurpose Grant Funds.

The applicant does not have a previous multipurpose grant.

4. Site Ownership information

Town is the sole owner of the site.

5. Basic Site Information

Letchworth Village, Letchworth Village Rd. Haverstraw, NY 10984

6. Status of History of contamination at the site:

Contaminant type: Asbestos

Haverstraw will procure a qualified contractor to prepare and submit a cleanup plan for remediation of environmental hazards, and appropriate recycling or disposal of remediation waste and debris. The Plan will include the demolition of structures with Regulated Asbestos Containing Materials (RACM) left in place. Structure debris would be disposed of in a regulated landfill. In accordance with the asbestos NESHAP, demolition, handling, loading and transportation will require materials to be adequately wet and contained. All structure debris will be treated as RACM and must be handled and disposed

Town of Haverstraw

Brownfield Cleanup Grant

THRESHOLD CRITERIA RESPONSES

of according to all federal, state, and local regulations. Demolition will include segregation of block, concrete, stone, and slab and other building materials that can be decontaminated/separated from the asbestos contaminated building debris such as windows, roofing, flooring, wall materials etc. Segregated materials can be reused on site as clean fill by developers to reduce transport and disposal costs and costs associated with importing fill materials that will be needed for redevelopment.

Prior to project initiation, a site-specific variance will be obtained from the governing regulatory agencies (NYS Department of Labor [NYS DOL]) and local code officials. This approach has the positive aspect of accelerating the period of abatement, demolition, and disposal.

With this proposed plan, all Asbestos Containing Material (ACM) is permanently removed. This approach is technically effective as a definitive and direct physical elimination of the contaminants available to public exposures. Follow-up inspections and maintenance will not be required.

This cleanup will require a work practice variance from various regulatory agencies. The approach requires specialized equipment readily available in the local demolition and engineering markets. The approach is utilized readily by contractors and owners; the labor and equipment to institute controls, complete the demolition, package the waste and transport to a permitted landfill if available. As noted previously, a site-specific variance will be developed and submitted to NYSDOL for review and approval to allow demolition of RACM in place, and permit segregation of recyclable materials including concrete, brick, steel, etc.

A Final Report will be prepared by the QEP that documents the work activities including, but not limited to, demolition work, site controls, contractor compliance with USEPA, NYSDOL, NYSDEC, NYSDOT, and local permit requirements, daily air monitoring results, agency visits and inspections, landfill disposal records, recycled material generated (e.g. decontaminated building materials such as slabs, block, metal) and disposition, and final air clearance results from each building upon completion

Operational and Current Use

The buildings contained Asbestos Containing Materials. Due to lack of use of the site the buildings have deteriorated to a dilapidated condition. Asbestos is present throughout each of the onsite buildings, potentially exposing nearby residents to asbestos. It was historically operated as an institution for people with intellectual disabilities from 1911-1996 and now is vacant.

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THRESHOLD CRITERIA RESPONSES

7. An affirmative statement that the site meets the definition of a brownfield site

The site is a) not listed or proposed for listing on the National Priorities List b) not subject to unilateral administrative orders, court orders, Administrative orders on consent or judicial consent decrees issued to or entered into by parties under CERCLA: and c) not subject to the jurisdiction, custody, or control of the US government.

8. Environmental Assessment Required for Cleanup Grant Applications:

An asbestos survey has been completed and is available.

Description of the environmental assessment conducted at the site.

Asbestos Survey

9. Site Characterization

See attached letter from the Department of Labor

10. Information on enforcement or other actions or affirmation that there are no enforcement or other actions

There are no known on-going or anticipated environmental enforcement or other actions related to the site for which the brownfield grant is sought.

11. Property -specific determination info. or an affirmative statement that a property specific determination is not required.

There is no property specific determination required for this site since it does not meet any of the special classes of properties that require a property specific determination.

12. Threshold Criteria Related to CERCLA/Petroleum Liability

State and local units of government that acquired ownership or control of a property by any of the circumstances listed below and did not cause or contribute to any contamination at the property, are exempt from liability for any previous contamination at that property and, therefore, do **not** have to demonstrate that they meet the requirements of a CERCLA liability defense to be eligible for a Brownfields Grant. Such circumstances include:

- Seizure or in connection with any law enforcement activity.
- Bankruptcy.

**Town of Haverstraw
Brownfield Cleanup Grant**

THRESHOLD CRITERIA RESPONSES

- Tax delinquency.
- Abandonment; or
- Other circumstances where title to the property was acquired by virtue of the government's function as sovereign.

The following will demonstrate that the Town of Haverstraw is exempt from CERCLA liability:

(a) Describe in detail the circumstances (from the list above) under which the property was acquired.

The property was acquired by the Town of Haverstraw through tax foreclosure in 2001.

(b) Provide the date on which the property was acquired.
The property was acquired in 2001.

(c) Identify whether all disposal of hazardous substances at the site occurred before you acquired the property.

N/A

(d) Affirm that you have not caused or contributed to any release of hazardous substances at the site.

The Town of Haverstraw did not contribute to any release of hazardous substances at the site.

(e) Affirm that you have not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

I affirm that the Town of Haverstraw has not, at any time, arranged for the disposal of hazardous substances at the site or transported hazardous substances to the site.

Property ownership eligibility info. for petroleum sites, if applicable

Not applicable, not a petroleum site.

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Brownfield Cleanup Grant**

THRESHOLD CRITERIA RESPONSES

13. Description of cleanup authority and oversight structure

At the State level, the New York State Department of Labor's Asbestos Control Bureau is responsible for enforcing Code rule 56 in New York State. Code Rule 56 regulates the removal, encapsulation, enclosure, repair, or the disturbance of friable and nonfriable asbestos, or any handling of asbestos material that may result in the release of asbestos fiber. Code rule 56 regulates any disturbance of asbestos fibers, and the planning, asbestos survey (as per Subpart 56- 5.1), design, background air sampling, inspection, air sampling and oversight of abatement work, cleanup, and the handling of all asbestos material subject to abatement, as well as the supervising of such activities via announced and unannounced site inspections. An asbestos project starts with Phase I when the planning, asbestos survey, and design work begins or is required to begin. Code Rule 56 not only regulates the work practices on an asbestos project but also requires that entities that employ workers on an asbestos project be licensed, workers be certified for their specific role on the project, notification to building occupants and other employees on the site, as well as notification to the Department of Labor for large asbestos projects. When asbestos is disturbed during a project, a DOL-licensed project monitor is required to monitor the contractor activities to ensure compliance with Code Rule 56. The Asbestos Control Bureau is available to answer any questions you may have concerning the requirements of Code Rule 56.

14. Community Notification documents

Copy of the Ad is attached.

There was a Public Meeting held on January 13, 2026

No members of the public attended nor were any comments received.

Copy of ABCA is attached

15. Discussion on contractors and named subrecipients, or an affirmative statement that a contractor has not been procured and a subrecipient has not been named.

No contractors and named subrecipients have been named.



TOWN OF HAVERSTRAW

Conservation)

10. Releasing Copies of Applications:

This information is not confidential, privileged or sensitive and may be made public.

January 23, 2026

Mr. Howard Phillips Jr.
Town of Haverstraw Supervisor
1 Rosman Rd.
Garnerville, NY 10923
supervisor@townofhaverstraw.org

Dear Mr. Phillips,

This letter is in response to a request from the Town of Haverstraw for an explanation of the activities regulated by Code Rule 56. The New York State Department of Labor's Asbestos Control Bureau is responsible for enforcing Code Rule 56 in New York State.

Code Rule 56 regulates the removal, encapsulation, enclosure, repair or disturbance of friable and nonfriable asbestos, or any handling of asbestos material that may result in the release of asbestos fibers.

Code Rule 56 regulates any disturbance of asbestos fibers and the planning, identification, design air sampling, inspection, oversight of abatement work, cleanup, handling of asbestos containing materials, and supervision of abatement activities. An asbestos project starts with Phase 1 work which includes planning, asbestos surveys, and design work done before the start of abatement work at the site.

Code Rule 56 not only regulates the work practices on an asbestos project but also requires that entities who employ workers on an asbestos project be licensed and their workers be trained and certified for the type of work they will perform on the project. It also requires notification to the Department of Labor for all large size projects and notice to building occupants for any size project.

The Asbestos Control Bureau is available to answer any questions you may have concerning the requirements of Code Rule 56.

Sincerely,

Jason Pensabene
Jason Pensabene

Program Manager 2

New York State Department of Labor | Asbestos Control Bureau
Harriman State Office Campus
Building 12, Room 166, Albany NY 12226
Office: 518-457-1255 | Work Cell: 518-337-1440 | jason.pensabene@labor.ny.gov